

MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
MEETING WITH VILLAGE CLERKS AND BOARDS
COUNTY-CITY BUILDING
ROOM 113
THURSDAY, MARCH 28, 2002
12 P.M.

Commissioners Present: Bob Workman, Chair
Bernie Heier, Vice Chair
Kathy Campbell
Larry Hudkins
Ray Stevens

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Judy Adams, Lincoln Action Program Rural
Coordinator
Don Thomas, County Engineer
Larry Worrell, County Surveyor
Bruce Medcalf, County Clerk
Trish Owen, Deputy County Clerk
Ann Taylor, County Clerk's Office

Village Representatives: Ann Smith, S.I.D. #6
Becky Vandenberg, S.I.D. #6
Ronald Griess, S.I.D. #6
Ron Edwards, S.I.D. #6
Scott Wieskamp, Village of Panama
Don Onwilder, Village of Panama
Arnold Hart, Village of Panama
Dennis Miller, Panama Planning Commission
Dennis Heckman, Mayor of Hickman
Nancy Votta, Hickman City Clerk
Royce Schaneman, Village of Denton
Bill Edwards, Village of Denton
Charlotte TeBrink, Denton Village Clerk
Ron Melbye, Waverly Mayor
Doug Rix, Waverly City Clerk
Bob Streeter, Davey Village Board
Lori Streeter, Davey Village Clerk
Paul TenHulzen, Village of Firth

Bob Workman, County Board Chair, opened the meeting at 12:20 p.m.

AGENDA ITEM

1 UNITED STATES DEPARTMENT OF AGRICULTURE (U.S.D.A.) LOW INTEREST RURAL HOME LOAN PROGRAM - Delbert Virchow, U.S.D.A. Rural Development

Delbert Virchow, United States Department of Agriculture (U.S.D.A.) Rural Development, distributed the following materials (Exhibits A & B):

- An excerpt of the State Director's Fiscal Year 2001 Performance Report detailing funds management and agency cooperation
- *Rural Housing Funding, (USDA - Rural Development), Nebraska, Fiscal Year 2001*
- *Information Fact Sheet on Programs Administered by U.S.D.A. Rural Development*

Virchow explained that Rural Development offers a variety of programs to communities with populations of 20,000 or less. He said he works with single family housing and gave an overview of three programs: 1) Subsidized Loan Program; 2) Guaranteed Loan Program; and 3) 504 Repair Program (rehabilitation).

2 COMPREHENSIVE PLAN UPDATE - Mike DeKalb, Planning Department

Bob Workman, County Board Chair, gave an overview of the Comprehensive Plan process and distributed copies of a letter the County Board sent to the Planning Commission articulating ideas and language that it would like to see incorporated in the Comprehensive Plan (Exhibit C).

Mike DeKalb, Planning Department, reviewed the following (Exhibits D & E):

- *Comprehensive Plan: Open House & Public Hearing Schedule*
- *Key Assumptions of the Draft Comprehensive Plan*

DeKalb said 90 percent of the population is anticipated to be located within Lincoln with the remaining 10 percent located in the balance of the County (3 percent in incorporated towns, 6 percent in acreages and unincorporated towns, and 1 percent in the agricultural community).

3 BUILDING AND SAFETY ENFORCEMENT IN VILLAGES - Mike Merwick, Building & Safety Director; Bill Jarrett, Chief Deputy Sheriff

Mike Merwick, Building & Safety Director, explained that his department is charged with enforcement of the City's codes and zoning ordinances.

Larry Hudkins, County Board, said several villages have indicated an interest in contracting or entering into an interlocal agreement with the Building & Safety Department for codes enforcement.

Merwick suggested formation of a task force to look at the ease and cost effectiveness of doing so.

Ron Melbye, Waverly Mayor, suggested that the villages form a task force to look at the issue.

Kathy Campbell, County Board, said an interlocal agreement for codes enforcement was looked at several years ago and it was determined that it wouldn't be cost effective, as several of the villages had little need for the service and others contracted privately.

In response to a question, Kerry Eagan, Chief Administrative Officer, said Lincoln's junked car ordinance extends out into its three-mile zoning jurisdiction and said the County signed an agreement with the City to provide for enforcement by the County Sheriff's Office.

Bill Jarrett, Chief Deputy Sheriff, said his office also enforces the ordinances of the incorporated towns.

4 VILLAGE CONCERNS

Dennis Heckman, Mayor of Hickman, said Hickman plans to submit a subarea plan for inclusion in the Comprehensive Plan that will identify its "horizon area" (additional one mile outside of Hickman's one mile zoning jurisdiction).

Heckman said he believes that the County Board's recommendation to the Planning Commission (see Exhibit C) is a direct mandate for rural residential "sprawl" and defeats the purpose of communities. He questioned the associated cost to rural residential "sprawl" (transportation, schools, garbage hauling, law enforcement and emergency services) and said communities are burdened with providing services with only a reliance on property tax.

Bob Workman, County Board Chair, said the County Board's proposal was a compromise and was intended to slow the "20 acre lot situation". He said it would allow a 20 acre split-off but would make a 40 acre split-off more attractive to the seller.

Kathy Campbell, County Board, said the County Board understands that some people desire an acreage lifestyle and said the intent is to get them to use less land and to keep more farmland in production. She also noted that a study to help determine acreage costs is included in the list of strategies in the Comprehensive Plan.

Becky Vandenberg, S.I.D. #6, distributed copies of a letter sent to the Planning Commission explaining that S.I.D. #6 (Emerald) has reached a nitrate level of 10 and requesting inclusion of language in the Comprehensive Plan to allow Emerald to purchase water from Lincoln at a metered tap with a cost that can be adjusted within Emerald's sewage system and conveyed to customers, direct lines to metered sites or annexation (Exhibit F).

Larry Hudkins, County Board, said participation in a rural water system may be a solution for Emerald and Davey's water problems.

Additional concerns noted were as follows:

Waverly - Infrastructure problems, sludge and copper in water supplies.

Firth - Whether South 82nd Street will be completed before work is started on the Firth Road viaduct project.

Denton - Traffic problems, keeping up with zoning and planning and trying to be consistent with the rest of the county.

Davey - Water and sewer lines are outdated and the town lacks the resources to pay for improvements. Decision by the County Engineer to cease snow removal is also a concern.

Panama - Lacks resources for codes enforcement. Traffic impacting the safety of Norris School District students is also a concern.

5 OTHER BUSINESS

Kerry Eagan, Chief Administrative Officer, gave a brief report on the County's addressing project and said villages will be asked to sign interlocal agreements to allow for correction of addresses within their one-mile zoning jurisdictions.

Judy Adams, Lincoln Action Program Rural Coordinator, said her agency would like to get into housing and plans to apply for funding in this area.

Adams also reported on the Resource Conservation & Development Program (RC&D) and said the program may be able to assist villages with grant writing.

6 ADJOURNMENT

There being no further business, the meeting was adjourned at 1:42 p.m.

Bruce Medcalf
County Clerk